PUBLIC MEETING AGENDA
NOTICE OF MEETING
Thursday, October 22, 7:00 PM
Council Chambers, City Hall, 199 Queen Street, Charlottetown, PE
(livestreaming at www.charlottetown.ca/video)

1) **Call to Order**
2) **Declaration of Conflicts**
3) **Approval of Agenda**
4) **Discussions:**

   a) **Essex Crescent – Lots 526, 527, 528 (PIDs# 1100619, 1187640 and 1187632)**
   Sonia Kamal, Planner II

This is a request concerning a proposed rezoning of three (3) lots identified as Lots 526, 527 and 528 on Essex Crescent to rezone from the existing Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate future subdivision and development of single-detached dwellings separately on five (5) new lots.

5) **Introduction of New Business**
6) **Adjournment of Public Session**

PUBLIC MEETING AGENDA
NOTICE OF MEETING
Thursday, August 27th @ 7:00 PM
Council Chambers, City Hall, 199 Queen Street, Charlottetown, PE
(livestreaming at www.charlottetown.ca/video)

1) **Call to Order**
2) **Declaration of Conflicts**
3) **Approval of Agenda**
4) **Discussions:**

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5) **Introduction of New Business**
6) **Adjournment of Public Session**

Planning & Heritage Department
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

Information Sheet for Public Meeting on Thursday, August 27, 2026

The City of Charlottetown has received the following application for consideration:

1. **Essex Crescent – Lots 526, 527, 528 (PID# 1100619, 1187640 and 1187632)**
   Sonia Kamal, Planner II

This is a request to:

Proceed to public consultation concerning a proposed rezoning of three (3) lots identified as Lots 526, 527 and 528 on Essex Crescent to rezone from the existing Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate future subdivision and development of single-detached dwellings separately on five (5) new lots.

15 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated August 14, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, August 15, 2026 and again on Saturday, August 22, 2026

A notice was also posted on the City's website.

Notice was posted on the subject property on Tuesday, August 18, 2026

As of 4:00 PM on Tuesday, August 25, 2026, one letter of objection was received. Any letters received after this time and up until Noon on Friday, August 28, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL # 2026-COCR-0094

(CB Carried 9-0 (Councillor McCabe absent))

Planning & Heritage #4

MOTION CARRIED 9-0

MOTION LOST _____

Date: August 11, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Norman Beck

RESOLVED:

That Council approve that the following rezoning request for the subject properties identified as Lots 526, 527 and 528 on Essex Crescent (PID#s 1100619, 1187640 and 1187632) proceed to public consultation:

- **Rezone the subject properties identified as Lots 526, 527 and 528 on Essex Crescent (PID#s 1100619, 1187640 and 1187632) from the Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the R-1N Zone.**

City of Charlottetown Committee Report

Report No:
PLAN-2026-04-AUGUST-6B-1
Lots 526, 527 and 528 Essex Crescent
(PIDs# 1100619, 1187640 and 1187632)

Date:
August 4, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
N/A

Prepared by:
Sonia Kamal, Planner II

Attachments:

A. Air Photo
B. Zoning Map
C. Site Plan
D. Floor Plans
E. Building Elevations

Report Title:

Rezoning (PIDs# 1100619, 1187640 and 1187632), 526, 527 and 528 Essex Crescent. The application has been made by Nick Farquarson on behalf of owner Thunder Cove Properties Inc. & Brett Vessey Construction.

Report Purpose:

Request to rezone subject properties from the Low Density Residential (R-2S) to Narrow Single Detached Residential (R-1N).

Staff Recommendation:

The Planning and Heritage Department encourages Planning Board to recommend to Council that the following rezoning request for the subject property identified as Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) proceed to public consultation:

1) To rezone the subject property identified as Lots 526, 527 and 528 Essex Crescent (PID#s 1100619, 1187640 and 1187632) from the Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the R-1N Zone.

Report Details:

Development Context:

The subject properties are vacant lots located within an established residential neighbourhood along Essex Crescent. The surrounding area is predominantly developed with single-detached and semi-detached dwellings, with only a limited number of undeveloped parcels remaining. Properties to the north, east, and west are also zoned R-2S and contain established residential development. The lands south of Royalty Road are zoned Low Density Residential (R-1L) and are primarily developed with single-detached dwellings on larger lots, while an Open Space (OS) zone is located further southeast of the subject properties (see Attachment B).

LEGISLATIVE REQUIREMENTS:

Notification:

Should the rezoning application be approved to proceed to the public consultation phase, the Planning & Heritage Department will provide public notice of the scheduled Public Meeting in accordance with Section 3.10.4 of the Zoning & Development Bylaw.

ANALYSIS:

As per Section 3.10.3 of the Zoning & Development Bylaw, before rezoning any parcel of land, Council shall conduct a Public Meeting to receive the views and opinions of the public and the applicant. Council may, for reasons that are in the best interests of the City, reject a proposed rezoning without public notice and without referral to a Public Meeting, but if an application goes to a Public Meeting, then Council shall determine the disposition of the application and the applicant may not be allowed to withdraw the application after the Public Meeting.

Planning staff are of the opinion that the project has merit with sufficient information provided to date by the applicant to allow for consideration of the proposed rezoning via the Public Meeting process with Council.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation to consider a Zoning Bylaw Amendment (Rezoning) to rezone the subject properties identified as Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) from the Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone

Council or Committee History:
N/A

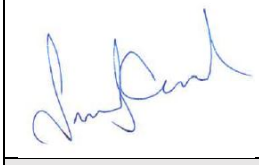
Financial Implications:
N/A

Public Engagement and Communication:
None to date.

Legislative Authority:
Zoning & Development Bylaw
Official Plan

Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:
Sonia Kamal, M.Plan, B.Arch
Planner II



Reviewed By:

Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 07/29/2026	Michael Ruus, RPP, MCIP, 07/29/2026

Committee Recommendation: (if differing from staff)

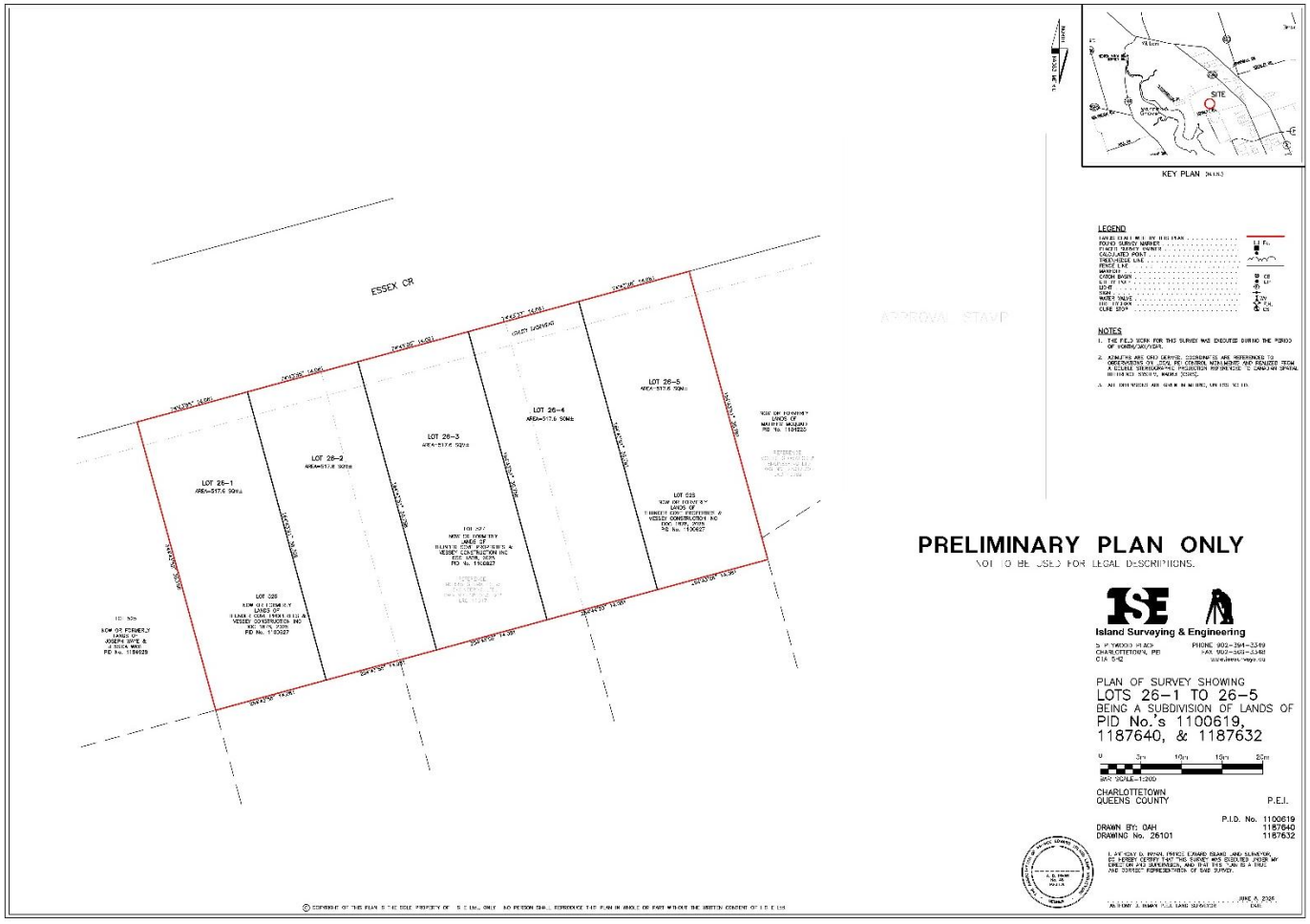
Attachment A: Air Photo



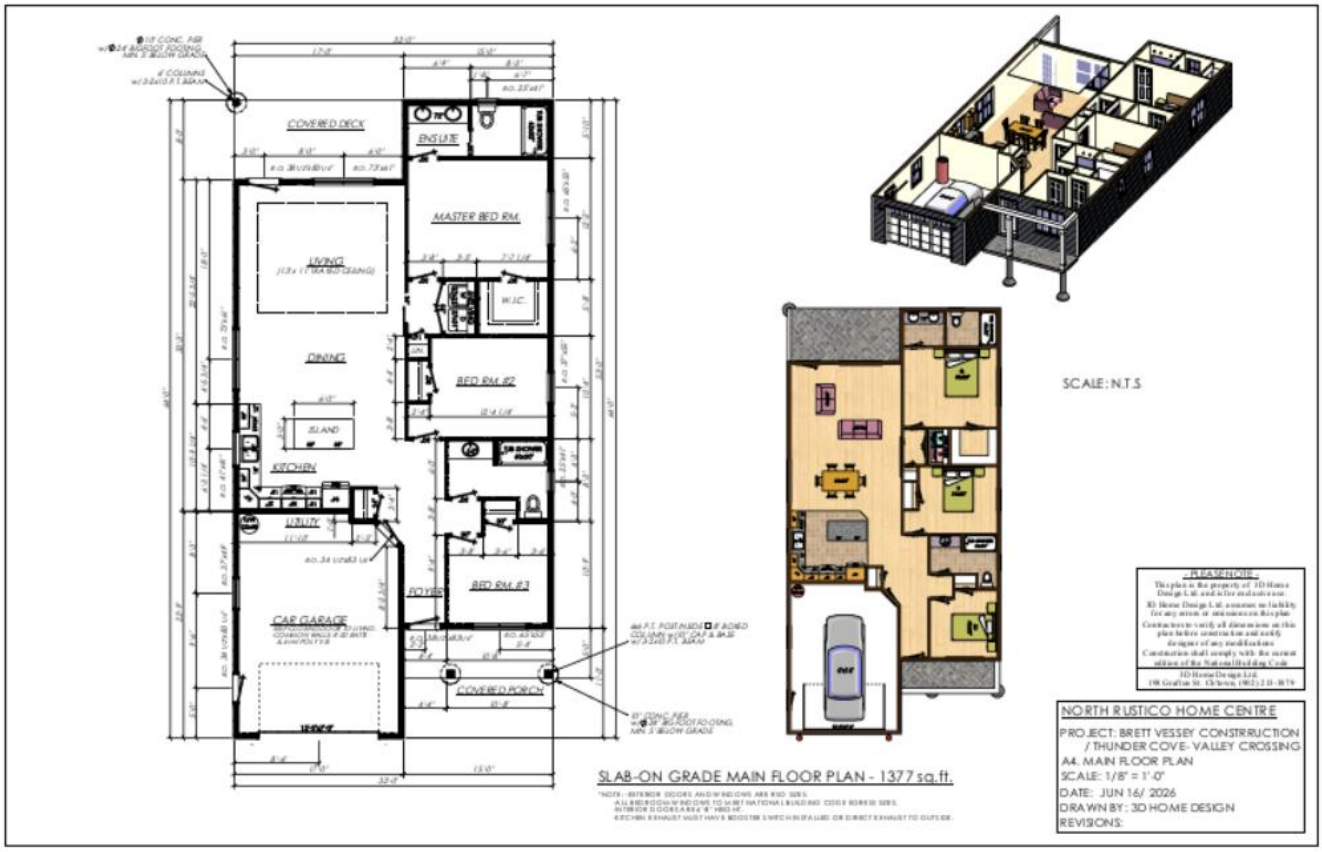
Attachment B: Zoning Map



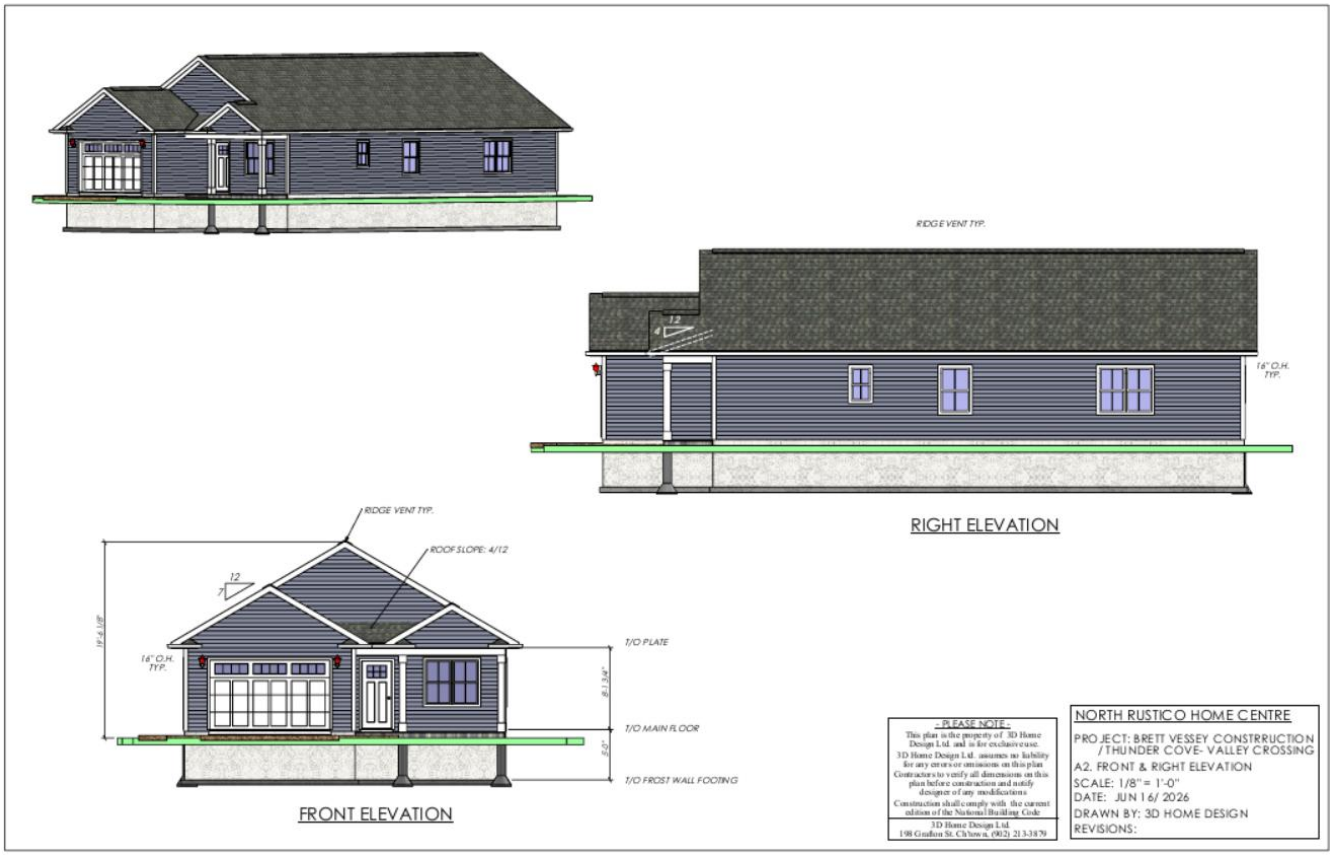
Attachment C: Site Plan



Attachment D: Floor Plans



Attachment E: Building Elevations



City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, PE C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

August 14, 2026

RE: Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department received a request for a Zoning Bylaw Amendment for an unaddressed subject properties located at Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) to rezone from the current Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property located within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of this request for rezoning. A public meeting for this application will be held on **August 27th, 2026 (Thursday) at 7:00pm** in **Council Chambers, City Hall (199 Queen Street).**

For those who are interested in participating via Microsoft Teams, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or to call 902-629-4158 on or before 4:00 p.m. on Tuesday, August 25, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:00 PM, Monday – Friday. Staff will contact interested participants no later than noon, 12:00pm on Wednesday, August 26, 2026 with details on how to participate in the meeting. Anyone who wants to observe the live meeting without commenting can watch it at www.charlottetown.ca/video.

The City encourages written submissions to be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to the reporting Planner Sonia Kamal at skamal@charlottetown.ca on or before 12:00pm noon on Friday, February 20, 2026. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a maximum of five (5) minutes.

Anyone wishing to view the proposed amendment can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section for 2026 Public Metting Packages. As comments and updates are received, the package will be revised with additional information leading up to the public meeting.

If you have any questions or concerns, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,



Sonia Kamal, Mplan, BArch
Planner II

Air Photo:


DEVONSHIRE ST
CHANCELLOR ST
KINGSBURGH AV
ESSEX CR
ROYALTY RD
DONALD DR
NANAK AV
1187632
1187640
1100619

Zoning Map



DEVONSHIRE ST
CHANCELLORCHANCELLOR ST
KINGSBURGH AV
ESSEX CR
ROYALTY RD
NANAK AV
DONALD DR
NEILL DR
R2S
R1L
OS
1187632
1187640
1100619
1016294
388694
1184225
1184233
1184241
1184241
1100627
1133008
1187095
1117522
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1152602
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1025238
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1061415
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1073584
1073006
1073329
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697342
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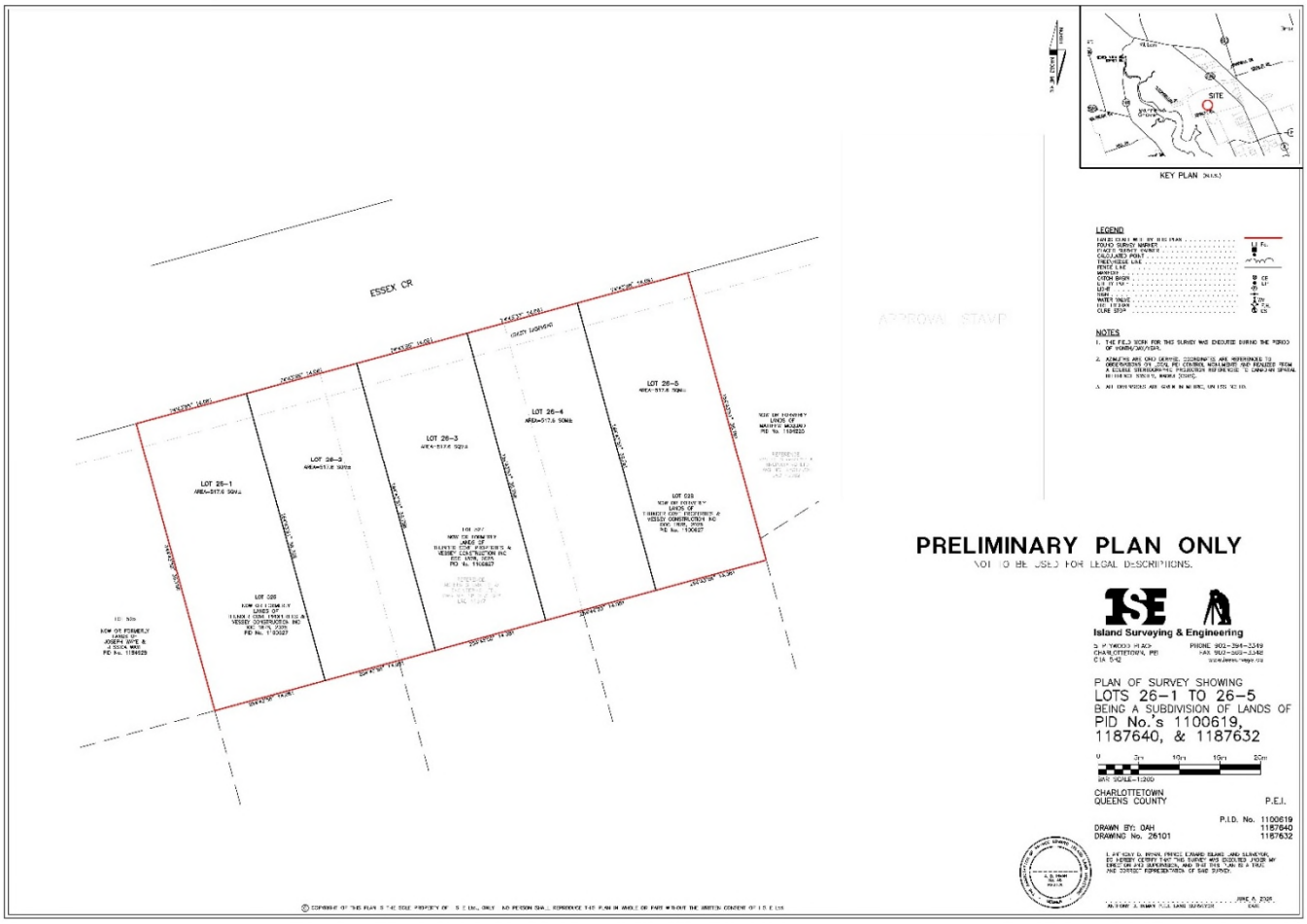
Site Plan (from Applicant)





Team P.E.I. swimmers, from left, Sarah Halman, Ellen MacNearney and Matthew Gallant combined to win six medals at the 2026 Special Olympics Canada National Summer Games in Medicine Hat, Alta., on Thursday.

Another big day in pool for Special Olympics P.E.I.

JASON SIMMONDS

It was another big day in the swimming pool for Team P.E.I. at the 2026 Special Olympics Canada National Summer Games on Thursday.

Ellen MacNearney of Montague, Matthew Gallant of Montague and Sarah Halman of Charlottetown combined to win six swimming medals, one day after combining to win five in Medicine Hat, Alta.

As well, Sophia Allen of Charlottetown had a strong showing winning four bronze medals in powerlifting – squat, bench, deadlift and overall.

This is Allen's first time competing in the Special Olympics Canada National Summer Games.

MacNearney, representing Canada in her seventh National Summer Games, won gold in the 100-metre backstroke; silver in the 4x50-metre medley and bronze in the 4x100-metre freestyle.

Gallant won bronze – and set a personal best – in the 25-metre backstroke while Halman collected a silver medal in the 50-metre breaststroke and bronze in the 4x50-metre medley.

On Wednesday, Gallant won gold in the 50-metre backstroke (Division 2) in a time of 52.30 seconds – a personal best. Gallant also earned a bronze medal in the 4x50-metre relay. Gallant's team stopped the clock in 2:24:00.

Halman won a pair of silver medals in the 50-metre freestyle (Division 3) in 54.75 seconds and the 100-metre individual medley (Division 2) in 42:07 seconds.

MacNearney won a bronze medal in the 4x50-metre relay as well when her team posted a time of 3:03.68.

P.E.I. is represented by its largest contingent ever – 72 members – at the National Summer Games.

P.E.I. athletes are competing in eight sports – athletics, basketball, bocce, golf, powerlifting, soccer, softball and swimming.

The National Summer Games conclude today.



Sophia Allen of Team P.E.I. won four bronze medals in powerlifting at the 2026 Special Olympics Canada National Summer Games in Medicine Hat, Alta., on Thursday.



CHARLOTTETOWN

PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548 | Fax: (902) 566-4701
www.charlottetown.ca

NOTICE OF PUBLIC MEETING

DATE: August 27, 2026 (Thursday)
TIME: 7:00 PM
VENUE: Council Chambers, City Hall, 199 Queen Street

City Council will hold a **Public Meeting** to hear comments on the following applications:

Rezoning:

Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632)
Sonia Kamal, PII

This is a request for a Zoning Bylaw Amendment for an unaddressed subject properties located at Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) to rezone from the current Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone



How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street;
- Virtually; or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:00 PM, Mon-Fri)*
- *Deadline for registration: Wednesday, August 26, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, August 27, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Noon on Friday, August 28, 2026, by:
  - Email: skamal@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

NOTICE OF MORTGAGE SALE

TO BE SOLD by public auction in front of the Sir Louis Henry Davies Law Court, 42 Water Street, Charlottetown, Prince Edward Island, on the 2nd day of September 2026, at the hour of 12:00 o'clock pm, all and singular the following that is to say:

ALL THAT PARCEL of land situate, lying and being identified as, PID 370064 PE Property, located on 110 Nassau Street, Charlottetown, in Queens County, Province of Prince Edward Island.

The above sale is made under and by virtue of and pursuant to the powers contained in a Mortgage dated February 2, 2019, and registered at the Office of the Registrar of Deeds for Queens County, PE Island, on February 15, 2019, as Document 1241, in Book 5752.

The said property will be sold subject to a reserve bid and conditions of sale.

DATED this 23rd day of July 2026

Sean Corcoran
McInnes Cooper
Phone: (902) 368-8473
Solicitor for: The Bank of Montreal

AVG 18/26
4:25 PM.
N.M.
ground stakes

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: August 27, 2026 (Thursday, 7:00 PM)
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AUG 18/26
4:25 PM
M.M
ground Stakes-

CHARLOTTETOWN

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AUG 18/26
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CHARLOTTETOWN

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M.M. ground stakes

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The general public is encouraged to participate.

From: Planning Department
Sent: Wednesday, August 19, 2026 4:36:16 PM
To: Kamal, Sonia
Cc: Doucette, Jason
Subject: FW: Building Notice on Essex Cres.
Importance: Normal
Sensitivity: None
Archived: Tuesday, August 25, 2026 12:12:47 PM

Sonia, please see message below for your file regarding Essex Crescent.

Please update the file with the comment below and we'll include for future recommendation report to Planning Board.

_____
David Gundrum, RPP, MCIP
Manager of Development Planning

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Cell: 902-393-5467

dgundrum@charlottetown.ca
https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.charlottetown.ca%2F&data=05%7C02%7Cskamal%40charlottetown.ca%7C60415a9bcdfa44d395d308defe29205e%7Cbf01cace7b7d4333a250d61003f2847a%7C0%7C0%7C639227649739695546%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=6WZc3pJzzEKcVO16WAb6tpRBX12pdRpZkOpI3OIoizM%3D&reserved=0

-----Original Message-----
From: Stephen Coleman
Sent: Wednesday, August 19, 2026 4:22 PM
To: Planning Department <planning@charlottetown.ca>
Subject: Building Notice on Essex Cres.

[You don't often get email from xxxxxxx . Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing to you in response of the public notice posted in my neighbourhood regarding the possibility of a zoning change to accommodate the building of five new properties on the existing three lots located on Essex Crescent.

Although I have limited understanding of the zoning bylaws, I can express my concern of any potential change and the potential problems that may arise because of it. I strongly encourage the planning committee and the council to vote against this proposal.

I have lived in Windsor Park subdivision for the last 11 years and have seen considerable growth in housing development, construction and public vehicle traffic. Along with this growth, the subdivision has also witnessed a significant increase in young families living in the area. Although young families are a big positive in a neighbourhood, increased housing (five units)over smaller parcels of land (three lots) only adds to the existing congestion. (Traffic)

The proposed project lies very close to a busy intersection and residents (small children). The roads above the proposed project is already busy enough with duplexes and increased traffic. Now there is potential for five more homes being built on three lots near a busy intersection, this just isn't a sound idea. It reeks of dollar signs and unnecessary congestion. Please vote against this proposal.

I realize that housing is an ongoing issue but exercise caution when developing an area with more housing. If it's permitted to proceed there's no turning back. Your decision cannot be reversed once you permit it to go forward.

What happens next? What will other developers expect? Look at the other new subdivisions in the Charlottetown area. I often wonder when I see existing congestion in new subdivisions only a few years after their completion "what are these areas going to look like in a decade from now".

This is not a good idea and I oppose this proposal! Please consider what is truly important for the future of our city and how it will look years from now. Safety for our children, our walkers, and our families is paramount!

Thank you,

Stephen Coleman
Devonshire Street
Windsor Park Subdivision

Sent from my iPhone

Archived: Wednesday, October 21, 2026 2:28:07 PM
From: ldoiron1
Mail received time: Fri, 28 Aug 2026 15:01:20
Sent: Fri, 28 Aug 2026 12:01:04
To: Kamal, Sonia Planning Department
Cc: ldoiron1 Mayor of Charlottetown (Philip Brown) ldoiron1@rogers.com
Subject: Essex Crescent - Lots 526, 527, 528
Importance: Normal
Sensitivity: None
Attachments:
image001.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sonia,

Thank you kindly.

Most sincerely,

Louis

-------- Original message --------
From: "Kamal, Sonia" <skamal@charlottetown.ca>
Date: 2026-08-28 11:45 (GMT-04:00)
To: ldoiron1 <ldoiron1@rogers.com>, Planning Department <planning@charlottetown.ca>
Cc: "Mayor of Charlottetown (Philip Brown)" <mayor@charlottetown.ca>
Subject: Essex Crescent - Lots 526, 527, 528

Hi Louis,

Thank You for your comment. This will be part of the record.

Sonia Kamal, MPlan, BArch

Planner II- Development

City of Charlottetown

70 Kent Street

Charlottetown, Prince Edward Island

Canada, C1A 1M9

Office: (902) 388- 5397

Email: skamal@charlottetown.ca

Web: www.charlottetown.ca

Pronounce: She/Her

From: ldoiron1 <ldoiron1@rogers.com>
Sent: Friday, August 28, 2026 6:51 AM
To: Kamal, Sonia <skamal@charlottetown.ca>; Planning Department <planning@charlottetown.ca>
Cc: Mayor of Charlottetown (Philip Brown) <mayor@charlottetown.ca>; ldoiron1@rogers.com
Subject: Fw: Essex Crescent - Lots 526, 527, 528

You don't often get email from ldoiron1@rogers.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ms. Kamal,

As it was stated by the Planning Team at the public meeting last evening, the builder Nick following the refusal by the City Council of the requested change to the required distance between buildings then acquired new lots to avoid having to come back in front of the City Council for approval of building the three new semi-detached units with the third currently under construction between the first two previously built earlier this year. Upon my return home following last evening meeting, I took a closer look and concluded that either the builder is not respecting the required distance between each buildings which would then mean that the current construction of the third building should be immediately stopped and corrected accordingly or the builder borrowed some land from the newly acquired lots (likely from lot 526) which would explain why a zoning change request is being made by the builder as not enough space would remain for building three new semi-detached on lots 526, 527, 527 with a portion of 526 having been used to respect the required distance between buildings. Although the builder could still build three smaller single family homes on those three lots while still respecting the required distance between each building.

This is an urgent matter which needs to be addressed prior to the next meeting of October 6th at 16:30 and especially that the third semi-detached is currently under construction.

Please add these comments to my previously submitted comments which are also available hereunder.

Please confirm receipt.

Many thanks,

Louis

Louis Doiron
14 Kingsburgh Avenue
Charlottetown, PE

C1E 0G2

-------- Original message --------

From: Louis Doiron <ldoiron1@rogers.com>

Date: 2026-08-27 12:57 (GMT-04:00)

To: skamal@charlottetown.ca

Cc: Louis Doiron <ldoiron1@rogers.com>

Subject: Fw: Essex Crescent - Lots 526, 527, 528

Hi Ms. Kamal,

Please be advised that I am totally opposed to the proposed rezoning of the three lots 526, 527, and 528 on Essex Crescent in Windsor Park in Charlottetown for the following reasons:

- The current zoning which has been guaranteed within my property purchase contract and

along several other covenants and restrictions is to promote a quality neighborhood on large lots without over populating and this change would create a very dangerous precedent as most lots in Windsor Park are still either vacant or in future development;

- This zoning change would significantly alter the value of my property and of my neighbors properties;

- This zoning change would significantly alter the landscape and nature of the area of mainly large single family homes with even underground electrical power and wiring and street lanterns;

- These three lots could easily be used to build three new single family homes in order to meet the existing Zoning & Development Bylaw and requirements while preventing to damage an entire neighborhood;

- This zoning change which may appear minor on the surface has major consequences for myself and the entire neighborhood;

- We can also already observe over population on Essex Crescent with new small attached homes having each multiple cars parked in their driveway and even overflowing in the street which is unsafe and causing traffic and street cleaning issues. These are already issues needing to be addressed before making it even worse.

Please confirm receipt.

Most sincerely,

Louis Doiron
14 Kingsburgh Avenue
Charlottetown, PE

C1E 0G2

Archived: Wednesday, October 21, 2026 2:28:12 PM
From: Planning Department
Sent: Wed, 26 Aug 2026 12:20:29
To: Kamal, Sonia
Cc: Doucette, Jason
Subject: FW: Public Comment – Essex Crescent Rezoning Application
Importance: Normal
Sensitivity: None

Sonia, please add the comment below to your file for the Essex Crescent rezoning application.

David Gundrum, RPP, MCIP
Manager of Development Planning

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Cell: 902-393-5467

dgundrum@charlottetown.ca
www.charlottetown.ca

CHARLOTTETOWN
Great things happen here.

From: Lingling Wei <ling.wei142123@gmail.com>
Sent: Tuesday, August 25, 2026 9:10 PM
To: Planning Department <planning@charlottetown.ca>
Subject: Public Comment – Essex Crescent Rezoning Application

You don't often get email from ling.wei142123@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning & Heritage Department,

I am a resident living directly across the street from the proposed development on Essex Crescent (Lots 526, 527 and 528).

I am writing to express my concerns regarding the proposed rezoning from three lots to five new lots for single-detached homes.

My home is directly across from the property. Because of the close proximity, I am concerned about the potential impacts of the increased density, including:

- Privacy and the potential for increased visibility into my property
- Traffic and parking on the street
- Building height and the overall visual impact
- Increased noise and activity during both the construction phase and after the development is completed
- The increased density and its impact on the existing neighbourhood
- The potential impact on the value and marketability of my property

I am not opposed to reasonable residential development. However, I respectfully ask the City to carefully consider these potential impacts on the existing homes directly across the street before approving the proposed rezoning and future subdivision.

Thank you for your time and consideration.

Sincerely,

Ling

Planning & Heritage Department
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

Information Sheet for Public Meeting on Thursday, October 22, 2026

The City of Charlottetown has received the following application for consideration:

1. **Essex Crescent – Lots 526, 527, 528 (PID# 1100619, 1187640 and 1187632)**
   Sonia Kamal, Planner II

This is a request to:

Proceed to public consultation concerning a proposed rezoning of three (3) lots identified as Lots 526, 527 and 528 on Essex Crescent to rezone from the existing Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate future subdivision and development of single-detached dwellings separately on five (5) new lots.

39 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated October 14, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, October 10, 2026 and again on Saturday, October 17, 2026

A notice was also posted on the City's website.

Notice was posted on the subject property on Wednesday, October 14, 2026

As of 1:00 PM on Wednesday, October 21, 2026, no letters were received. Any letters received after this time and up until Noon on Friday, October 23 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, PE C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

October 14, 2026

RE: Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department received a request for a Zoning Bylaw Amendment for an unaddressed subject properties located at Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) to rezone from the current Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property located within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of this request for rezoning. A public meeting for this application will be held on **October 22nd, 2026 (Thursday) at 7:00pm** in **Council Chambers, City Hall (199 Queen Street).**

For those who are interested in participating via Microsoft Teams, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or to call 902-629-4158 on or before 4:30 p.m. on Tuesday, October 20, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later than noon, 12:00pm on Wednesday, October 21, 2026 with details on how to participate in the meeting. Anyone who wants to observe the live meeting without commenting can watch it at www.charlottetown.ca/video.

The City encourages written submissions to be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to the reporting Planner Sonia Kamal at skamal@charlottetown.ca on or before 12:00pm noon on Friday, October 23, 2026. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a maximum of five (5) minutes.

Anyone wishing to view the proposed amendment can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section for 2026 Public Metting Packages. As comments and updates are received, the package will be revised with additional information leading up to the public meeting.

If you have any questions or concerns, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,



Sonia Kamal, Mplan, BArch
Planner II

Air Photo:

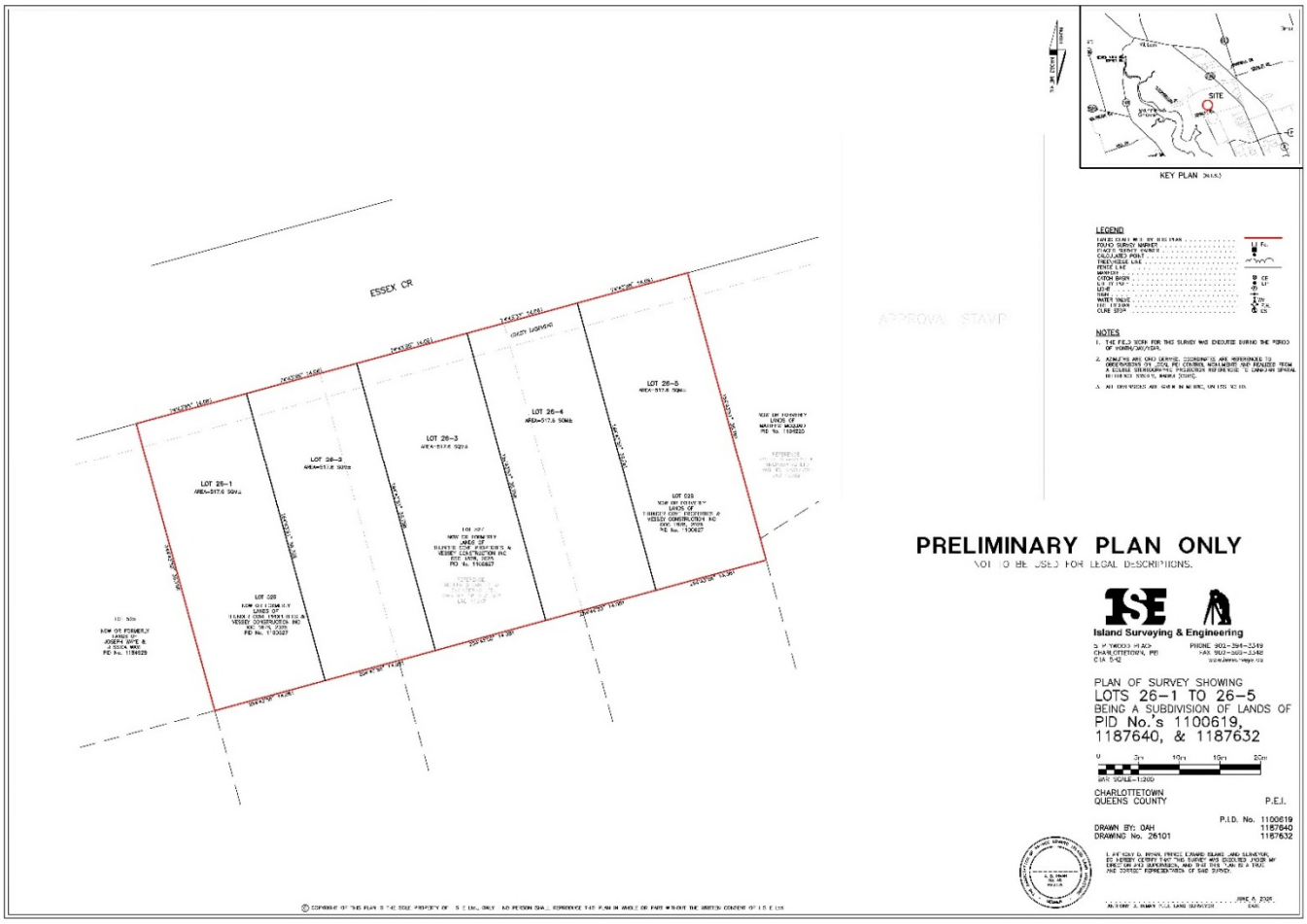

DEVONSHIRE ST
CHANCELLOR ST
KINGSBURGH AV
ESSEX CR
ROYALTY RD
DONALD DR
NANAK AV
1187632
1187640
1100619

Zoning Map



DEVONSHIRE ST
CHANCELLORCHANCELLOR ST
KINGSBURGH AV
ESSEX CR
ROYALTY RD
NANAK AV
DONALD DR
NEILL DR
R2S
R1L
OS
1187632
1187640
1100619
1016294
388694
1184225
1184233
1184241
1184241
1100627
1133008
1187095
1117522
1083419
1062165
1104629
1152602
1136985
1132992
1141415
1166198
1166008
1161165
1161157
1158096
1055466
1089606
1088053
1053008
1056449
1048438
1077163
1053396
1051838
1076033
1025956
1025949
1062504
1062132
1054055
1059328
1025832
1062496
1048677
1051226
1079789
1062140
1051846
1061977
1056688
1025238
1059450
1061415
1070622
1073584
1073006
1073329
1089127
1051853
1064138
1073527
1070879
1070861
1073501
1054527
1063825
1184928
1056464
1073519
1066851
1085406
1088194
1084854
1069384
1080720
1081090
1025923
1088699
1062066
1117456
1117449
1125368
1128172
1160894
1165075
1166230
1166081
1170117
1176767
1165612
1166669
1188697
1161785
1172683
1158104
1087717
1087253
726745
706663
709121
697342
737114
714303
713990
741272
864249
737098
748905
798546
751487
765909
791707
758326
729491
753442
748939
751842
387514

Site Plan (from Applicant)





Holland College confirmed staffing levels at the Belmont Centre were adjusted in the spring and fall of 2026 but did not say how many employees were affected.
FILE

Holland College cuts language program staff

School made changes after a reduction in federal funding

VIVIAN ULINWA

Holland College says it has reduced staffing and classes in its language program for newcomers following cuts to federal funding.

The college confirmed that staffing levels at its Belmont Centre were adjusted in the spring and fall of 2026 but did not say how many employees were affected.

The Guardian had asked the college about reports that about 15 staff in its English-language program had been dismissed.

Holland College's language instruction for newcomers to Canada program, known as LINC, is fully funded by Immigration, Refugees and Citizenship Canada.

The college said reductions in federal funding for language programs have resulted in fewer LINC classes being offered at the Belmont Centre.

Classes, services and staffing were adjusted to reflect the funding available and student enrolment, the college said.

Discussions with staff about the changes began in the spring.

"We recognize the impact of these changes on staff, and we value the contributions our staff have made in supporting newcomers to Prince Edward Island," Patricia Shields, Holland College's vice-president of academic and applied research, said in a statement.

"We remain committed to providing high-quality language training through our continuing partnership with IRCC."

While Holland College is reducing staffing in its federally funded newcomer language program, the Public Schools Branch says it has increased staffing for students who need additional language support.

The Guardian contacted the branch to ask whether it was seeing similar changes in its English as an additional language and French as an additional language programs.

The branch said EAL and FAL staffing has increased, even though fewer newcomer students are arriving this year.

"Although fewer newcomer students are arriving this year, their needs are growing," the branch said in a statement.

Staff are assigned to areas of the province based on where EAL and FAL support is needed, the branch said.

The email said that the goal is to ensure students receive the language support they need to succeed.

CHARLOTTETOWN

PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548 | Fax: (902) 566-4701
www.charlottetown.ca

NOTICE OF PUBLIC MEETING

DATE: October 22, 2026 (Thursday)
TIME: 7:00 PM
VENUE: Council Chambers, City Hall, 199 Queen Street

City Council will hold a **Public Meeting** to hear comments on the following applications:

Rezoning:
Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632)
Sonia Kamal, PII

This is a request for a Zoning Bylaw Amendment for an unaddressed subject properties located at Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) to rezone from the current Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone



How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street;
- Virtually; or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:00 PM, Mon-Fri)*
- *Deadline for registration: Wednesday, October 21, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, October 22, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum)*.
- Written comments may be submitted no later than Noon on Friday, October 23, 2026, by:
  - Email skamal@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

COLLINS TOURS
Get Away...Get Inspired

Booking your next adventure is now easier than ever with our newly launched website!
Visit us today at www.collinstours.ca and secure your spot by calling 1-888-636-8080

Fall Presentations
Travel Presentation/Wine & Cheese Event
Join Collins Tours team for an exclusive in-person sales event featuring our upcoming vacations and special savings available only to attendees!
CHARLOTTETOWN
October 22, 2026, 4PM – 6PM
RODD CHARLOTTETOWN
75 Kent St, Charlottetown PE C1A 1N1

The Great Fall GETAWAY SALE EXTENDED until October 12th

16-DAY NEW YORK CITY TO SOUTHERN CARIBBEAN NO-FLY CRUISE TOUR


NOVEMBER 7 – 22, 2026
AMENITIES VALUED AT $3,300PP BOOK BY OCTOBER 12TH AND RECEIVE A TICKET TO THE FREE BROADWAY SHOW – WICKED, VALUED AT $200 PER PERSON! STAY 1N IN PORTLAND, ME, 1N IN NEW YORK, NY AND 1N IN AUGUSTA, ME, 12N ABOARD THE NCL BLISS. 38 MEALS INCLUDED
INSIDE STATEROOM
DBL ~~$4,345~~ PP $3,745 PP
CABIN UPGRADE AVAILABLE
SAVE $600PP

18-DAY LUXURY CANARY ISLANDS COLLECTION: ALL INCLUSIVE TENERIFE & GRAN CANARIA

FEBRUARY 14 – MARCH 3, 2027
ESCAPE THE WINTER CHILL ON THIS 18-DAY LUXURY RETREAT FROM THE VOLCANIC SERENITY OF THE CANARY ISLANDS TO THE ELEGANCE OF MADRID. FEATURING EXTENDED STAYS AT 2 EXCEPTIONAL 4 & 5-STAR RESORTS. 7N IN ALL INCLUSIVE RESORT IN TENERIFE, 7N IN GRAN CANARIA AND 2N IN MADRID. 38 MEALS INCLUDED.
DBL ~~$7,099~~ PP $5,999 PP
FLIGHT PACKAGE AVAILABLE
SAVE $1100PP

10-DAY GRAND BRAZIL & ARGENTINA EXPLORER


FEBRUARY 22 – MARCH 3, 2027
EMBARK ON AN UNFORGETTABLE JOURNEY THROUGH BRAZIL AND ARGENTINA, TWO COUNTRIES BURSTING WITH ENERGY, CULTURE, AND NATURAL WONDERS! 3N IN RIO DE JANERIO, 2N IGUAZU FALLS AND 3N IN BUENOS AIRES. 12 MEALS INCLUDED.
DBL ~~$4,599~~ PP $3,949 PP
FLIGHT PACKAGE AVAILABLE
SAVE $650PP

7-DAY THE ORIGINAL CHRISTMAS LIGHTS OF NEW YORK CITY


NOVEMBER 29 - DECEMBER 5, 2026
ENJOY THE SIGHTS AND SOUNDS OF CHRISTMAS! THIS TOUR SELLS OUT ANNUALLY, SO BOOK BEFORE IT'S TOO LATE AND JOIN US FOR THIS CHRISTMAS LIGHTS CELEBRATION! STAY 4N IN TIMES SQUARE, 2N IN MAINE. INCLUDES 2 GUIDED CITY TOURS, CHRISTMAS SPECTACULAR TICKET AND FREE BROADWAY TICKET TO THE LION KING. 4 MEALS INCLUDED
DBL ~~$3,399~~ PP $2,699 PP
SAVE $700PP

17-DAY LUXURY GREEK ISLANDS HOPPER

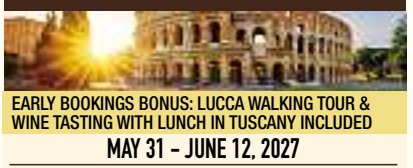
MAY 24 - JUNE 9, 2027
INDULDGE IN THE ULTIMATE GREEK ESCAPE ON THIS LUXURY ISLAND HOPPING LAND ADVENTURE. STAY AT 4.5-5-STAR ACCOMMODATIONS – 2N IN ATHENS, 4N IN MYKONOS, 4N IN SANTORINI, 4N IN CRETE, 25 MEALS, 2 PROFESSIONALLY GUIDED TOURS – ATHENS & MYKONOS
DBL ~~$7,099~~ PP $6,399 PP
FLIGHT PACKAGE AVAILABLE
SAVE $700PP

11-DAY CANADIAN ROCKIES IN LUXURY - THE BEST OF THE WEST


JUNE 18 - 28, 2027
JOURNEY THROUGH THE CANADIAN ROCKY MOUNTAINS ABOARD THE RENOWNED ROCKY MOUNTAINEER. ENJOY 2N IN VICTORIA BC, 2N IN VANCOUVER BEFORE YOUR JOURNEY BEGINS WITH ROCKY MOUNTAINEER. ENJOY DAYLIGHT ONLY SERVICE TO KAMLOOPS WITH AN OVERNIGHT STAY AT 4-STAR HOTEL, THEN ON TO A 2N STAY IN JASPER 2N AT THE 5-STAR RIMROCK RESORT IN BANFF BEFORE A FINAL NIGHT IN CALGARY
SILVER LEAF SERVICE
DBL ~~$8,995~~ PP $8,695 PP
FLIGHT PACKAGE AVAILABLE
SAVE $300PP

11-DAY LUXURY NEW YORK TO BERMUDA "NO FLY" CRUISE TOUR

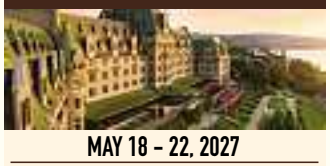

APRIL 29 – MAY 9, 2027
A NO FLY CRUISE TOUR- 3 N MAINE, 1N NEW YORK CITY, 7N SAILING FROM NYC TO BERMUDA! ABOARD THE ALL NEW NCL LUNA!" INCLUDED AMENITIES OVER $1900 PER PERSON
INSIDE STATEROOM
DBL ~~$4,099~~ PP $3,599 PP
CABIN UPGRADE AVAILABLE
SAVE $500PP

13-DAY ITALIAN TREASURES - SPOTLIGHT OF ITALY


MAY 31 - JUNE 12, 2027
JOIN COLLINS TOURS ON THIS UNFORGETTABLE JOURNEY THROUGH ITALY'S MOST CAPTIVATING REGIONS. ENJOY 2N IN STRESA, 2N IN TUSCANY, 2N IN FLORENCE, 3N IN SORRENTO (ALMAFI COAST) AND 2N IN ROME. 15 MEALS INCLUDED. BONUS: WELCOME RECEPTION IN STRESA WITH COCKTAILS AND SNACKS!
DBL ~~$5,999~~ PP $5,349 PP
CABIN UPGRADE AVAILABLE
SAVE $650PP

11-DAY TULIPS, NIAGARA FALLS & THOUSAND ISLANDS

MAY 10 - 20, 2027
JOIN US ON THIS PREMIUM GETAWAY TO QUEBEC AND ONTARIO, INCLUDING OTTAWA'S 74TH ANNUAL TULIP FESTIVAL. STAY 2N IN QUEBEC, 3N IN OTTAWA, 2N IN NIAGARA FALLS, 2N IN KINGSTON AND 1N IN RIVIERE DU LOUP, 3 PROFESSIONALLY GUIDED TOURS, WINE TASTING IN THE NIAGARA WINE REGION, BOAT CRUISE, 17 MEALS INCLUDED.
DBL ~~$3,999~~ PP $3,599 PP
SAVE $400PP

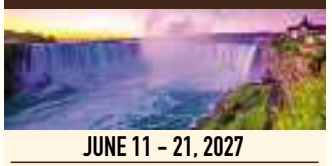
5-DAY LUXURY QUEBEC CITY & CHARLEVOIX ESCAPE

MAY 18 - 22, 2027
GET READY FOR AN UNFORGETTABLE 4-NIGHT JOURNEY THROUGH QUEBEC'S MOST CHARMING REGION! 1N IN QUEBEC CITY, 2N IN LA MALBAIE, QC (CHARLEVOIX REGION) AND 1N IN RIVIÈRE-DU-LOUP, QC. 6 MEALS INCLUDED.
DBL ~~$1,899~~ PP $1,699 PP
SAVE $200PP

10-DAY LUXURIOUS IRELAND

MAY 18 - 27, 2027
DISCOVER WHAT MAKES THE EMERALD ISLE A MAGICAL DESTINATION! FROM THE BUSTLING STREETS OF DUBLIN TO THE FRESH SEA AIR OF GALWAY BAY, THIS COLLINS TOURS LUXURY TOUR HAS IT ALL! STAY 2N IN DUBLIN, 2N IN KILLARNEY, 1N IN GALWAY, 1N IN SLIGO BAY AND 2N IN BELFAST. INCLUDES 13 MEALS.
DBL ~~$4,799~~ PP $4,299 PP
FLIGHT PACKAGE AVAILABLE
SAVE $500PP
JULY 13 - 22, 2027
DBL ~~$4,499~~ PP $3,999 PP
FLIGHT PACKAGE AVAILABLE
SAVE $500PP

4-DAY CHRISTMAS MARKETS OF OLD QUEBEC AT PALACE ROYAL HOTEL


NOVEMBER 26 – 29, 2026
A WONDERLAND WITH A UNIQUE & WARM ATMOSPHERE - QUÉBEC CITY'S GERMAN CHRISTMAS MARKET IS AN EXCEPTIONAL EXPERIENCE YOU DON'T WANT TO MISS! ENJOY 3N AT THE 4-STAR HOTEL PALACE ROYAL, 5 MEALS, PROFESSIONALLY GUIDED TOUR OF QUEBEC CITY, AND VISITS TO THE ALBERT GILLES COPPER MUSEUM AND STE. ANNE DU BEAUPRE BASILICA.
DBL ~~$1,750~~ PP $1,525 PP
SAVE $225PP

11-DAY WONDERS OF CANADA

JUNE 11 - 21, 2027
FEATURING NIAGARA-ON-THE-LAKE, THOUSAND ISLANDS AND MUSKOKA REGION OF ONTARIO, PLUS QUEBEC CITY! EXPERIENCE THE BEST OF ONTARIO AND QUEBEC.
DBL ~~$4,199~~ PP $3,699 PP
SAVE $500PP

Lantz ad found offside of advertising law

STU NEATBY

P.E.I.'s auditor general has found that a government video, featuring Premier Rob Lantz and Finance Minister Jill Burridge, ran afoul of the Government Advertising Standards Act.

Darren Noonan, the province's auditor general, acknowledged the finding in a letter responding to a complaint filed by P.E.I. Opposition Leader Hal Perry.

Perry made the complaint on Oct. 9 after a video appeared on the social media page of the Government of P.E.I. Perry said a similar ad also ran on commercial radio. The ad features Lantz and Burridge promoting the Island Essentials Benefit, an affordability program that provides quarterly payments to Island households.

"This is action for affordability – real relief for everyday life," Lantz says in the ad as he looks directly into the camera.

At the end of the ad a note appears at the bottom stating that it was paid for by the Government of P.E.I.

PERRY CALLS FOR REPAYMENT

Perry's complaint suggested the act violated a clause in the Government Advertising Standards Act, which states government ads "shall not include the name, voice or image of a member of the executive council of a member of the legislative assembly."



Auditor general Darren Noonan found a government video, featuring Premier Rob Lantz, was not in compliance with the Government Advertising Standards Act, after a complaint from the Opposition leader. *GUARDIAN FILE*

Perry also suggested the ad violated another provision of the act that states that the objective of ads should not foster a "positive impression of the governing party."

In a letter provided to Perry on Oct. 15, Noonan agreed that the ad does not comply with the law.

"Basically, what happened is, the Liberals complained that the advertisement was not in compliance with the act, and we agreed with them," Noonan said.

Noonan added he could not make a conclusion regarding Perry's complaint that the ads were intended to foster a positive impression of the governing party.

Perry believes the governing Progressive Conservative party should repay taxpayers for the full cost of the ads.

He says the ads used public funds to promote partisan interests.

"We need to have a full accounting of what this advertising campaign cost, and the PC party should be required to pay every dime back to the taxpayers of P.E.I.," Perry said in an interview with The Guardian.

'NO PUBLIC MONEY'

Despite the finding of the auditor general, the Office of the Premier claimed no taxpayer dollars were spent on the ads.

"No public money was spent to advertise or promote this social media video," reads a statement provided by the P.E.I. Premier's Office.

"We will continue to work with the auditor general to ensure all relevant information is provided."

The Guardian asked the Premier's Office to clarify why the video ad states that it was "paid for by the Government of Prince Edward Island."

In a response, the Premier's Office did not address this question.

"No money was spent to advertise or promote this social media video. This social media video did not run on radio," reads a second statement provided by email.

When provided with the response from the Premier's Office, both Perry and Noonan noted the ad contained a watermark indicating that it was paid for by the Government of Prince Edward Island.

NO CLEAR SANCTIONS

Perry conceded that, while the Government Advertising Standards Act is clear that decisions by the province's auditor general are "final and binding," the act does not set out any clear sanctions for governments who have run afoul of the law.

"There's no penalty to be quite honest. It's just basically public shame," Perry said.

Perry said he intends to introduce an amendment to the act, which would include some level of sanction for violations, during the upcoming sitting of the legislature. He is still working on the details of what sanctions might be part of this amendment.

The Government Advertising Standards Act was introduced in 2019 by then-Green party leader Peter Bevan-Baker. The bill, which was passed by the legislature, was prompted in part by ads the former Liberal government ran in The Guardian in 2018 touting the climate and carbon tax policies of the government of the day.

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OPEN HOUSE: SATURDAY, OCTOBER 17TH 3PM - 5PM



12130 RTE 6, Margate
$529,000 • MLS®202609830
Hosted by John Murphy REALTOR®

OPEN HOUSE: SUNDAY, OCTOBER 18TH 1PM - 3PM



2697 Buntain Road, Anglo Rustico
$1,149,900 • MLS®202624317
Hosted by Christine McAleer REALTOR®

OPEN HOUSE: SUNDAY, OCTOBER 18TH 1PM - 3PM



58 England Circle, Charlottetown
$769,900 • MLS®202619033
Hosted by Nick Tweel REALTOR®

FEATURED LISTING:
This waterfront 3 bed, 1 bath cottage features vaulted ceilings, beautiful pine floors and 127 feet of water front.



22 Arts Road, Sherbrooke
$389,900 • MLS®202625886
Christine McAleer REALTOR®

FEATURED LISTING:
A delightfully inviting ranch style bungalow with 3 beds and 2 baths, ready for its next adventure with you!



17 Towerwood Driver, Stratford
$449,000 • MLS®202625723
Kendra Stretch REALTOR®

FEATURED LISTING:
This open concept 3 bedroom home is perfect for a young family, a cottage or someone looking to downsize.



44 Wharf Road, Long River
$269,900 • MLS®202625373
Katherine MacKenzie REALTOR®

FEATURED LISTINGS

Address	Price	REALTOR®	MLS®
347 Church Street, Alberton	$987,700	Gary Locke	MLS®202619193
92 Capital Drive, Charlottetown	$1,850,000	Jeff Newson	MLS®202624333
3816 RTE 19, Cumberland	$1,900,900	Tim Jackson	MLS®202614049
1592 Warren Grove Road, Cornwall	$7,200,000	Jeff Newson	MLS®202605210

CHARLOTTETOWN

PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548 | Fax: (902) 566-4701
www.charlottetown.ca

NOTICE OF PUBLIC MEETING

DATE: October 22, 2026 (Thursday)
TIME: 7:00 PM
VENUE: Council Chambers, City Hall, 199 Queen Street

City Council will hold a **Public Meeting** to hear comments on the following applications:

Rezoning:
Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632)
Sonia Kamal, PII

This is a request for a Zoning Bylaw Amendment for an unaddressed subject properties located at Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) to rezone from the current Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone



How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street;
- Virtually; or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:00 PM, Mon-Fri)*
- *Deadline for registration: Wednesday, October 21, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, October 22, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Noon on Friday, October 23, 2026, by:
  - Email skamal@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

2026 SUMMERSIDE Pumpkin FESTIVAL
OCTOBER 18 TO 31
A FEW HIGHLIGHTS...

Wednesday, October 21
1 p.m. Music at Summerset Manor
Louise Arsenault & Helen Bergeron
3 p.m. Music at Wedgewood Manor
Louise Arsenault & Helen Bergeron

Thursday, October 22 and Friday, October 23 - 6 p.m.
Night at the Acadian Museum (Bilingual)
When night falls, the Acadian Museum comes alive... Join **Mélina pi Gélina** for a tour where stories, characters, and surprises come to life within memory-filled walls. A unique evening filled with mystery and discovery.
Schedule: 30-minute experiences starting every half hour, from 6 p.m. to 8:30 p.m.
Cost: Adult – $10 / Children (9 to 17 years old): $5



Saturday, October 24 - 6:30 p.m.
Baie in Concert!
A dynamic performance featuring the Acadian francophone pop group **BAIE.**
Cost: Adult – $25 / Student (up to 18 years old): $10



Tuesday, October 27 - 6:30 p.m.
Cooking Workshop et Tasting with Chef Robert Pendergast (in French)
A cooking workshop featuring pumpkin and squash with Chef **Robert Pendergast** that's sure to make your mouth water!
Cost: $25

Wednesday, October 21 - 6:30 p.m.
Encaustic Art Workshop (in French)
Discover the captivating art of encaustic painting with **Angèle Arsenault!**
Cost: $30



Friday, October 30 - 5:30 p.m.
Anniversary Gala
Come celebrate the 20th anniversary of the Summerside Pumpkin Festival during an unforgettable gala evening! A delicious three-course meal. The evening will feature outstanding musical entertainment with performances by **Cap Rouge, Louise, Jonathan & Shane Arsenault,** as well as **Patricia and Marcella Richard** accompanied by **Riel and Rémi Arsenault.**
Cost: $35

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SUMMERSIDE

10/14/2026
Statice Roadside
17:10

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: October 22, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

A) Essex Crescent – Lots 526, 527, 528 (PIDs# 1100619, 1187640 and 1187632)
Sonia Kamal, Planner II

This is a request concerning a proposed rezoning of three (3) lots identified as Lots 526, 527 and 528 on Essex Crescent to rezone from the existing Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate future subdivision and development of single-detached dwellings separately on five (5) new lots.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

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